



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Stanley Street, Accrington, BB5 6PQ

£130,000

Nestled in the heart of Accrington on the charming Stanley Street, this delightful mid-terrace house presents an excellent opportunity for families and first-time buyers alike. With its inviting façade and well-proportioned interiors, this property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests.

The three comfortable bedrooms provide ample space for family living, ensuring everyone has their own sanctuary. The well-appointed bathroom caters to all your daily needs, making this home both practical and functional. The property also benefits from additional storage in the outbuilding.

The location is particularly appealing, offering easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and community.

This property is a wonderful blend of comfort and potential, waiting for you to make it your own. Don't miss the chance to view this charming home on Stanley Street, where you can enjoy the best of Accrington living.

Some photos are virtually staged to help you envision your new home.

Stanley Street, Accrington, BB5 6PQ

£130,000

3 1 2 C

- Three Bedroom Mid Terrace Home
- Family Bathroom
- On Street Parking Available
- Tenure - Leasehold
- Two Spacious Reception Rooms
- Ideal For First Time Buyers Or Families
- EPC Rating - C
- Well Proportioned Accommodation Throughout
- Convenient Accrington Location Close To Amenities
- Council Tax Band - A

Ground Floor

Entrance Vestibule

3'8 x 3'5 (1.12m x 1.04m)

Hall

14'6 x 3'8 (4.42m x 1.12m)

Reception Room One

13'7 x 13'6 (4.14m x 4.11m)

Reception Room Two

14'7 x 13'10 (4.45m x 4.22m)

Kitchen

14'3 x 9'10 (4.34m x 3.00m)

First Floor

Landing

17'2 x 5'5 (5.23m x 1.65m)

Bedroom One

14'1 x 12'1 (4.29m x 3.68m)

Bedroom Two

13'5 x 10'1 (4.09m x 3.07m)

Bedroom Three

10'3 x 7'3 (3.12m x 2.21m)

Bathroom

14'3 x 9'10 (4.34m x 3.00m)

External

Front

On street parking.

Rear

Enclosed yard.

